

MEMORANDUM

DECEMBER 15, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: CHARGE-OFF OF DELINQUENT U&O ACCOUNTS

Per your request, the Property Management Department has undertaken an extensive case by case review of the vacated delinquent accounts receivable. Attached is a list of thirty-three (33) accounts which they deem to be uncollectible for the reason or reasons enumerated therein.

The vast majority of these accounts are residential, representing small sums due the Authority, mostly under \$500.00. Many were evicted or moved voluntarily. In most cases the tenants never filed for a relocation claim. Their present whereabouts are consequently unknown to Family or Business Relocation. Further efforts to trace the individual through the U.S. Post Office or the local Telephone Directories have proved non-productive.

In all cases where claims have not been filed, the eighteen month period for submission of same has expired. In nine cases the seven year statute of limitations for collection has expired. Therefore in these nine cases there is no legal way for us to recover these monies due.

An appropriate vote follows:

VOTED: The attached accounts be charged off under HUD Property Management Guidelines in accordance with Urban Renewal Handbook RHA 7211.1 Chapter 3:

- (1) There is no reasonable prospect of collection; and
- (2) The probable cost of further efforts to collect would not be warranted.

The Board will also note that two (2) accounts are carried on the last page as credits totalling \$100.67. The Authority is unable to refund these monies for the reasons enumerated therein.

An appropriate vote follows:

VOTED: That the Board authorize Accounting to credit the Fenwal Project \$28.67 from account #154-1 and the South End Project \$72.00 from account #1355 as all reasonable efforts to refund the respective parties have been made.

CAMPUS HIGH PROJECT MASS R-29

VACATED ACCOUNTS RECEIVABLE TO BE CHARGED OFF

- A. 1. No claim filed - time for submission of claim has expired.
2. Whereabouts unknown, no current forwarding address or telephone listing.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
113	Harry J. Thompson	7-31-74	\$1,218.00
145	Willie Barnhill	3- 1-75	1,985.21
148	Nathaniel Triplett	11-31-74	1,140.00

- B. 1. Claim filed and paid. Accounting has made maximum allowable deduction from claim for delinquent use and occupancy change.
2. Remaining balance too small to warrant further expense of collection effort.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
85	Charles Graves	4- 5-74	\$ 103.46

- C. 1. Account over 7 years old. Statute of Limitation for collection has expired.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
128	William Conwell	3- 1-70	\$ 560.00

CHARLESTOWN PROJECT MASS R-55

VACTED ACCOUNTS RECEIVABLE TO BE CHARGED OFF

A. Account over 7 years old, Statute of Limitation for collection has expired, owner deceased.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
449	Hoffman Pharmacy	12-31-68	\$ 300.00

B. No claim filed, owner deceased.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
582	Morning Glory Grille	12-31-73	\$3,975.00

FENWAY PROJECT MASS R-115

VACATED ACCOUNTS TO BE CHARGED OFF

- A. 1. No claim filed - time for submission of claim has expired.
2. Whereabouts unknown, no current forwarding address or telephone listing.
3. Balance too small to warrant further expense of collection effort.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
5	Paul Stevens	2-15-75	\$ 192.50
229	Charles Collins	11-17-72	120.53
269	Patricia Lewis	7-11-75	10.00

- B. Account over 7 years old, statute of limitation for collection has expired.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
183	John Hatcher	11- 4-70	\$ 124.60
192	Allen Tillman	7-31-70	126.00
196	Darnell Greenidge	7-31-70	126.00
197	Stephen Gaines	7-31-70	100.38
201	James Henderson	11- 4-70	240.00

- C. 1. Deceased - remaining balance too small to warrant further expense of collection effort.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
255	Stanley Brown Studio	9- 1-77	\$ 350.00

SOUTH COVE PROJECT MASS R-92

VACATED ACCOUNTS RECEIVABLE TO BE CHARGED OFF

- A. 1. Account over 7 years old, statute of limitations for collection has expired.

<u>ACCT. NO</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
409	Mr. Gooch	10-30-70	\$ 425.00
419	Arthur Julian	8-16-69	579.66

- B. 1. Claim filed but ruled ineligible by Business Relocation Department.
2. Business failed in new location and Corporation is now defunct and without assets.

<u>ACCT. NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
529	Johnson Sq. Tobacco, Inc.	7-30-74	\$4,800.00

SOUTH END PROJECT MASS R-56

VACATED ACCOUNTS RECEIVABLE TO BE CHARGED OFF

- A. 1. No claim filed - time for submission of claim has expired.
2. Whereabouts unknown, no forwarding address, no listing in current Boston telephone directory.
3. Balance due too small to warrant further expense of collection effort.

<u>ACCT. NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
2276	Tommy Hampton	3- 5-74	\$ 130.00
2355	Mary Houston	1-31-74	265.00
2551	Paul Torres	1-28-75	193.00
2523	Priscilla Ward	2-11-76	80.64
2585	Deborah Webster	1- 3-76	101.00
2498	Julius Walker	9- 1-74	100.00

- B. 1. Following five accounts were all transients evicted from the same address: 25 Dartmouth Street.
2. None filed claims and time for submission of claims has expired.
3. Whereabouts unknown, no forwarding address and no current telephone listing.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
2112	Louis Popolo	11-21-75	\$1,103.00
2113	William Driscoll	11-24-75	1,466.60
2115	Roaul Fredette	11-20-75	1,066.67
2116	John Dever	11-20-75	1,326.67
2134	Hewitt Donaghue	11-21-75	907.60

- C. 1. Claim filed and paid, accounting has made maximum allowable deduction from claim for delinquent use and occupancy charge.
2. Balance too small to warrant further expense of collection effort.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
2517	Daisy Zayas	3- 1-76	\$ 90.00
2196-2	Robert Raye	5-24-76	274.00

D. Tenant at will, not eligible for claim

2. Balance due too small to justify expense of collection effort.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
2431	Ms. Jon Lee Joseph	9-31-76	\$ 35.00

E. 1. Deceased, left no estate.

<u>ACCT.NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
1849-3	Robina Hartman	9-21-77	\$ 59.29

VACATED ACCOUNTS RECEIVABLE TO BE CREDITED TO PROJECT

- A. The two following accounts, Fenway 154-1 and South End 1355, are being carried as credits. In both cases no claims were filed and the 18-month period for submission of such claims has expired. In addition, the whereabouts of the former tenants are unknown and there is no likely prospect that they will ever make a claim.

<u>ACCT. NO.</u>	<u>NAME</u>	<u>DATE VACATED</u>	<u>AMOUNT DUE</u>
Fenway 154-1	Thomas Rose	4-10-70	\$ 28.67
S. End 1355	Green Cafe, Inc.	7-19-74	72.00

